



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

March 11, 2019

Corwin W. & Jane A. Cominsky
3420 East Marshall Street
Richmond, Virginia 23223

William A. Voorhees Designs, Inc.
2 South 2nd Street
Richmond, Virginia 23219
Attn: Bill Voorhees

To Whom It May Concern:

RE: **BZA 12-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, April 3, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a one-story addition (10.5' x 19.0') to a single-family detached dwelling at 3420 EAST MARSHALL STREET (Tax Parcel Number E000-0973/011), located in an R-8 (Urban Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

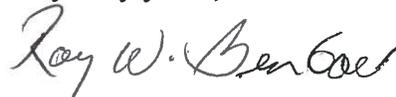
BZA 12-2019
Page 2
March 11, 2019

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupin formation.aspx> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each.

Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary
Phone: (804) 240-2124
Fax: (804) 646-5789
E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Alfaro Roberto L & Susan G
4508 Argonne Ct
Glen Allen VA 23060

Bernstein Mark Lee C/o Stephen C Lewis Esq
3505 E Clay St
Richmond VA 23223

Bevier Devan N & Moore Nathaniel J
3414 E Marshall St
Richmond VA 23223

Bobrosky Natasha & Colegrove Brian
3415 1/2 E Clay St
Richmond VA 23223

Buffaloe Mary J
3415 E Marshall St
Richmond VA 23223

Bussa Vito A
3419 E Clay St
Richmond VA 23223

Church Hill Land Llc C/o Frank Wood
1603 Ownby Lane
Richmond VA 23220

Conyers Pearletha H
415 Chimborazo Blvd
Richmond VA 23223

Cuskovic Edin
9007 Mapleton Rd
Richmond VA 23229

Gayle Alfred B & Heidi J
12526 Moates Dr
Ashland VA 23005

Gormley Matthew C
7330 Lark Cir
Mechanicsville VA 23111

Harger Bradley A & Aparna B
3417 East Marshall St
Richmond VA 23223

Hunt Nicole J
3413 E Clay St
Richmond VA 23223

Johnston Kyle H
Po Box 4917
Richmond VA 23220

Mcclenny Debra
Po Box 24526
Richmond VA 23224

Myrick B Lois
3411 E Clay St
Richmond VA 23223

Owen John B & Mcfarland Barbara T
407 Chimborazo Blvd
Richmond VA 23223

Patterson Brian & Lindy
14377 Country Club Dr
Ashland VA 23005

Perelman Tatyana B & Irena A & Boris A
11606 Timberly Waye
Richmond VA 23238

Quintanilla Vicente Carlos
3408 E Marshall St
Richmond VA 23223

Rickerson Eric
454 Kirkwood Dr
Dallas TX 75218

Ridge Point Real Estate LLC
3900 Pale Moon Pl
Glen Allen VA 23059

Robinson Clarence E & Mary S
1809 N 24th St
Richmond VA 23223

Schilling Jason William
3412 E Marshall St
Richmond VA 23223

Simon Prince Properties LLC
Po Box 72812
North Chesterfield VA 23235

Stephens Michelle
3417 E Clay St
Richmond VA 23223

Wadley And Associates LLC
12343 Quarterback Ct
Bourie MD 20720

Ward Mitchell
3501 E Clay St
Richmond VA 23223

Wise Robert H & Caitlin C
411 Chimborazo Blvd
Richmond VA 23223

Yasini Brothers LLC
409 Fortress Way
Occoquan VA 22125

Zehringer Albert E
6964 Wilson Rd
Richmond VA 23231

Property: 3420 E Marshall St **Parcel ID:** E0000973011

Parcel

Street Address: 3420 E Marshall St Richmond, VA 23223-8012
Owner: COMINSKY CORWIN W AND JANE A
Mailing Address: 3420 E MARSHALL ST, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 334 - Tobacco Row/Undertakers Row
Property Class: 120 - R Two Story
Zoning District: R-8 -
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$60,000
Improvement Value: \$284,000
Total Value: \$344,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2726.24
Acreage: 0.063
Property Description 1: 0022.00X0123.92 0000.000
State Plane Coords(?<#>): X= 11799331.500008 Y= 3717362.257501
Latitude: 37.52716131 , **Longitude:** -77.40895465

Description

Land Type: Residential Lot A
Topology:
Front Size: 22
Rear Size: 123
Parcel Square Feet: 2726.24
Acreage: 0.063
Property Description 1: 0022.00X0123.92 0000.000
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11799331.500008 Y= 3717362.257501
Latitude: 37.52716131 , **Longitude:** -77.40895465

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$60,000	\$284,000	\$344,000	Reassessment
2018	\$60,000	\$234,000	\$294,000	Reassessment
2017	\$45,000	\$105,000	\$150,000	AdminCorrect
2016	\$35,000	\$69,000	\$104,000	Reassessment
2015	\$35,000	\$69,000	\$104,000	Reassessment
2014	\$35,000	\$63,000	\$98,000	Reassessment
2013	\$35,000	\$59,000	\$94,000	Reassessment
2012	\$20,000	\$74,000	\$94,000	Reassessment
2011	\$20,000	\$82,000	\$102,000	CarryOver
2010	\$20,000	\$82,000	\$102,000	Reassessment
2009	\$20,000	\$82,000	\$102,000	Reassessment
2008	\$20,000	\$82,000	\$102,000	Reassessment
2007	\$18,000	\$83,600	\$101,600	Reassessment
2006	\$15,900	\$83,600	\$99,500	Reassessment
2005	\$10,000	\$37,500	\$47,500	Reassessment
2004	\$8,400	\$31,500	\$39,900	Reassessment
2003	\$8,400	\$31,500	\$39,900	Reassessment
2002	\$8,200	\$30,900	\$39,100	Reassessment
1998	\$8,000	\$30,000	\$38,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/01/2017	\$360,000	INSTANT CONSTRUCTION LLC	ID2017-15931	1 - VALID SALE-Valid, Use in Ratio Analysis
12/30/2015	\$73,806	JONES ASHLEY D & PANSIE & COREY	ID2015-24793	1 - VALID SALE-DO NOT USE
05/08/2014	\$0	JONES LILLIE P & DAVIS BARBARA	IW2014-356	2 - INVALID SALE-Relation Between Buyer/Seller
05/08/2014	\$0	JONES ASHLEY D & PANSIE & COREY	IW2014-357	2 - INVALID SALE-Relation Between Buyer/Seller
05/08/2014	\$0	JONES PANSY L & HOWARD	IW2014-355	2 - INVALID SALE-Relation Between Buyer/Seller
04/27/1979	\$7,500	Not Available	00751-0664	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-8 -
Planning District: East
Traffic Zone: 1065
City Neighborhood Code: CHBZ
City Neighborhood Name: Chimborazo
Civic Code: 0200
Civic Association Name: Church Hill Association of RVA
Subdivision Name: NONE
City Old and Historic District: Chimborazo Park
National historic District: Oakwood-Chimborazo
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1004	0208001	020800
1990	106	0208001	020800

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 1
Dispatch Zone: 116A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection:

Government Districts

Council District: 7
Voter Precinct: 705
State House District: 71
State Senate District: 16
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1910
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 1
Condition: very good for age
Foundation Type: Full Crawl
1st Predominant Exterior: Hardiplank Siding
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Metal
Interior Wall: Drywall
Floor Finish: Softwood-standard
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Fencing

Extension 1 Dimensions

Finished Living Area: 1592 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 100 Sqft
Deck: 0 Sqft

[<#>](#)

Property Images

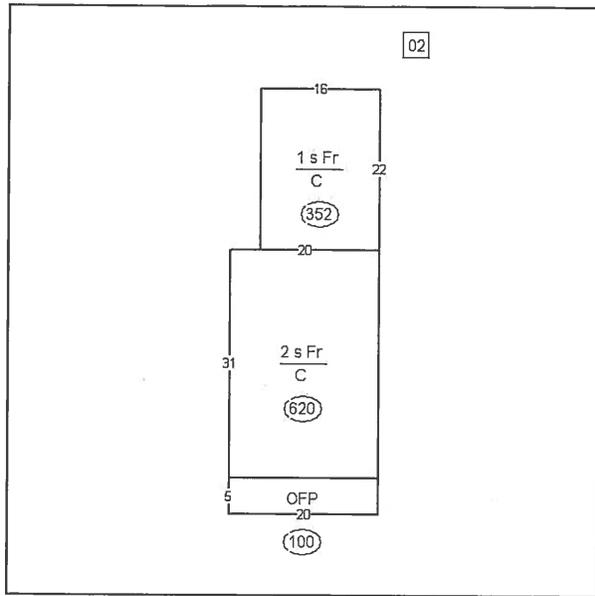
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[Click here for Larger Image](#)

Sketch Images

Name:E0000973011 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT
PROPERTY
OWNER: Corwin W. & Jane A. Cominsky
ADDRESS: 3420 East Marshall Street
Richmond, Virginia 23223
PHONE: (Home) (804) 222-3294 (M: Jane) (713) 385-6392
FAX: () (Work) ()
E-mail Address:
PROPERTY OWNER'S
REPRESENTATIVE: William A. Voorhees Designs, Inc.
(Name/Address) 2 South 2nd Street
Richmond, Virginia 23219
PHONE: (Home) (804) 343-1975 (Mobile) ()
FAX: (804) 343-7103 (Work) ()
E-mail Address: wvoorheesdesigns@verizon.net
Attn: Bill Voorhees

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE
PROPERTY ADDRESS (ES) 3420 East Marshall Street
TYPE OF APPLICATION: [] VARIANCE [X] SPECIAL EXCEPTION [] OTHER
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-413.15(1)b, 30-413.15(2)a & 30-810.1
APPLICATION REQUIRED FOR: A building permit to construct a one-story addition (10.5' x 19.0') to a single-family detached dwelling.
TAX PARCEL NUMBER(S): E000-0973/011 ZONING DISTRICT: R-8 (Urban Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The front, side yard (setbacks) and nonconforming feature requirements are not met. A front yard of eleven feet (11'), as established by 410 North 35th Street is required; a nonconforming front yard of 0.11 feet exists/ is proposed along the North 35th Street frontage. A side yard of three feet (3') is required; a nonconforming side yard of 2.78 feet exists/ is proposed. No building or structure having a nonconforming feature shall be reconstructed with another building or structure unless such nonconforming feature is hereby eliminated and the building or structure is made to conform.
DATE REQUEST DISAPPROVED: January 18, 2019 FEE WAIVER: YES [] NO: [X]
DATE FILED: January 18, 2019 TIME FILED: 3:00 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAC-048236-2019
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 [] OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) (1) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT
I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter [X]
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 2/26/2019

BOARD OF ZONING APPEALS CASE BZA 12-2019
150' Buffer

APPLICANT(S): Corwin W. & Jane A. Cominsky

PREMISES: 3420 East Marshall Street

(Tax Parcel Number E000-0973/011)

SUBJECT: A building permit to construct a one-story addition
(10.5' x 19.0') to a single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300,
30-413.15(1)b, 30-413.15(2)a & 30-810.1
of the Zoning Ordinance for the reason that:

The front, side yard (setbacks) and nonconforming feature requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

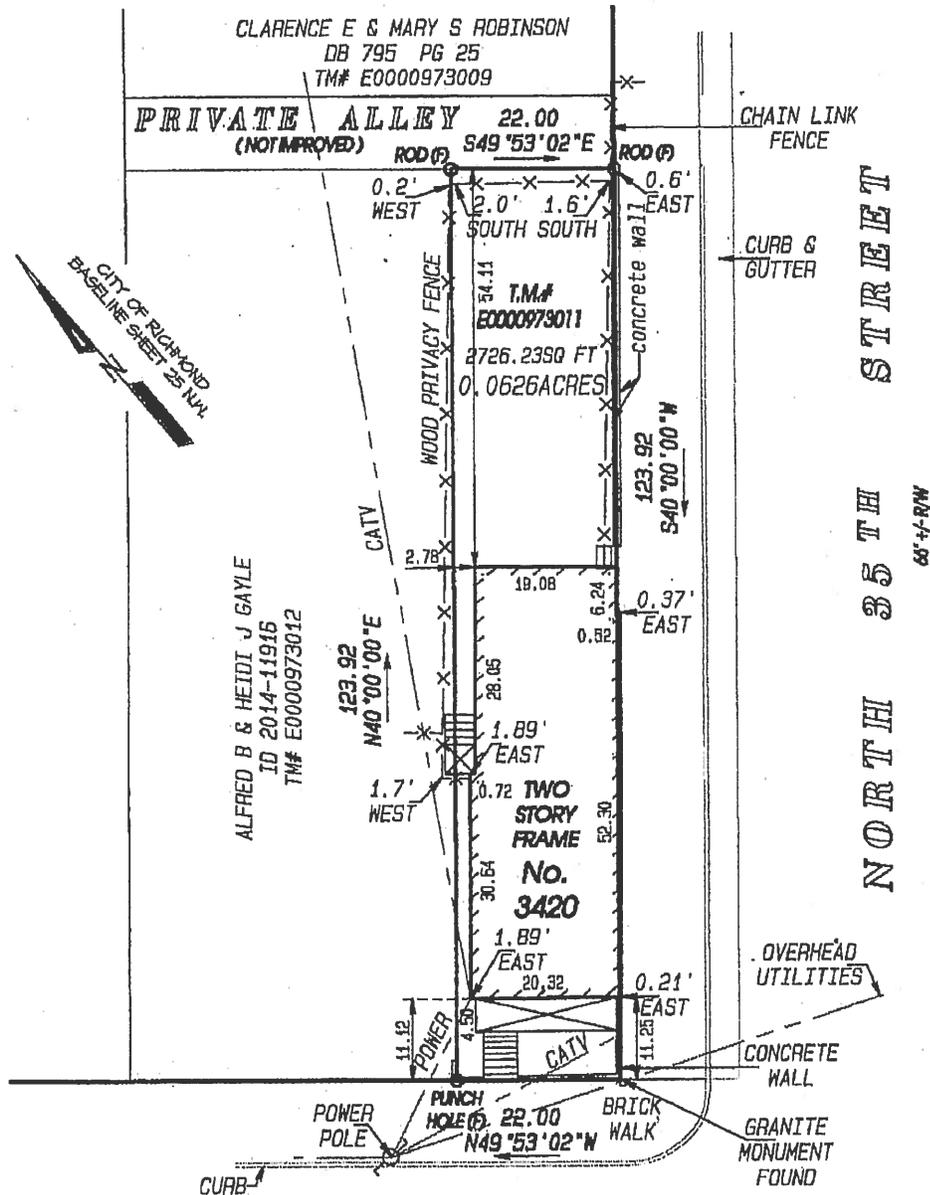
CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board.** The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing.** The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: William A. Voskos (Revised 8/8/14)

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: CORWIN W & JANE A COMINSKY ID 2017-16031



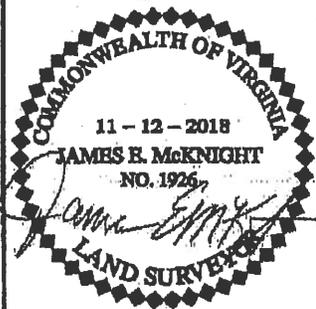
EAST MARSHALL STREET

66' +/- R/W

PLAT SHOWING IMPROVEMENTS ON
 No. 3420 EAST MARSHALL STREET,
 IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON NOVEMBER 12, 2018, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'



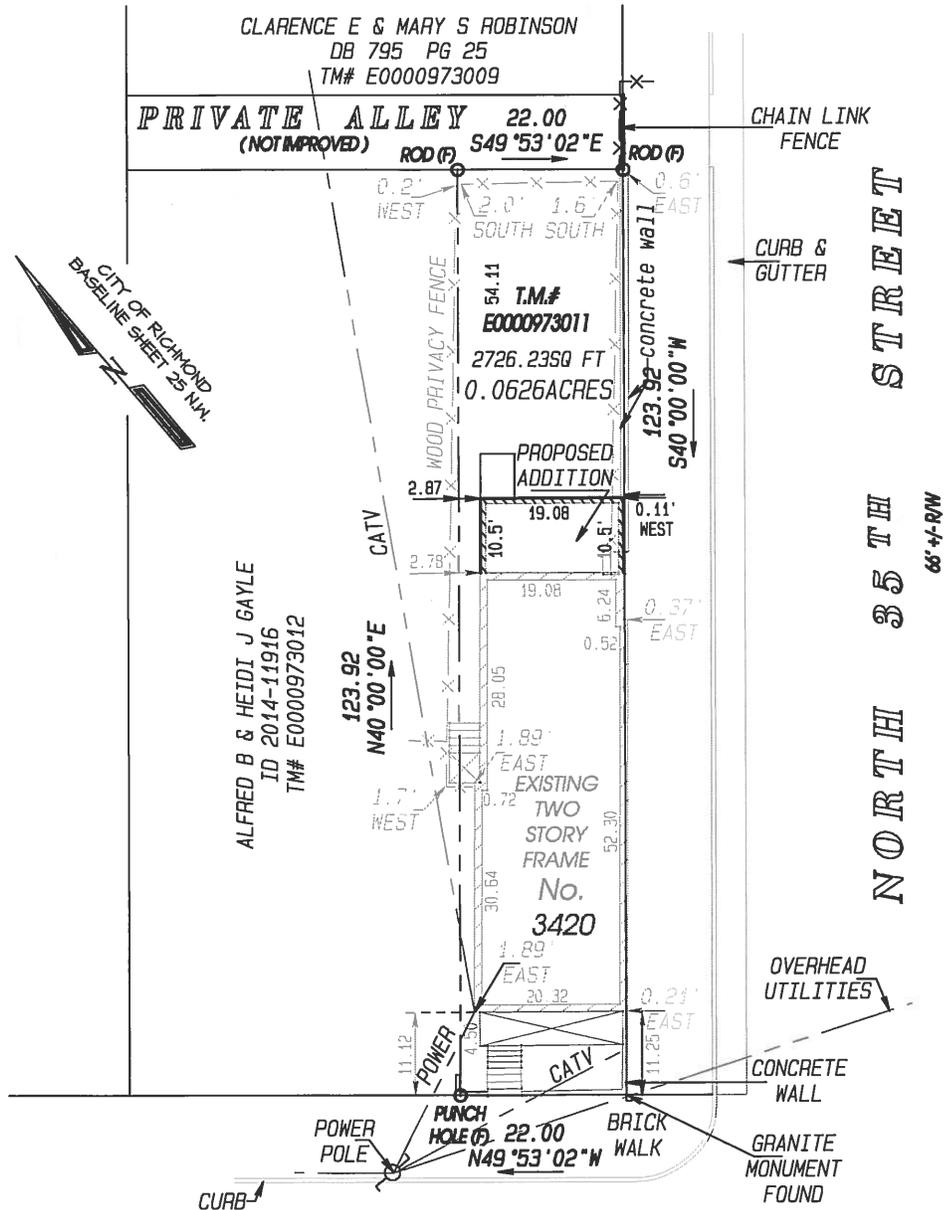
McKNIGHT & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 93021420

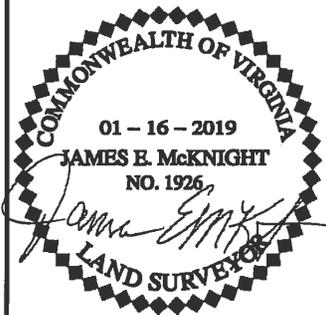
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: CORWIN W & JANE A COMINSKY ID 2017-15931



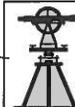
EAST MARSHALL STREET

66' +/- RW

PLOT PLAN SHOWING PROPOSED
 IMPROVEMENTS ON
 No. 3420 EAST MARSHALL STREET,
 IN THE CITY OF RICHMOND, VIRGINIA.



SCALE: 1" = 20'

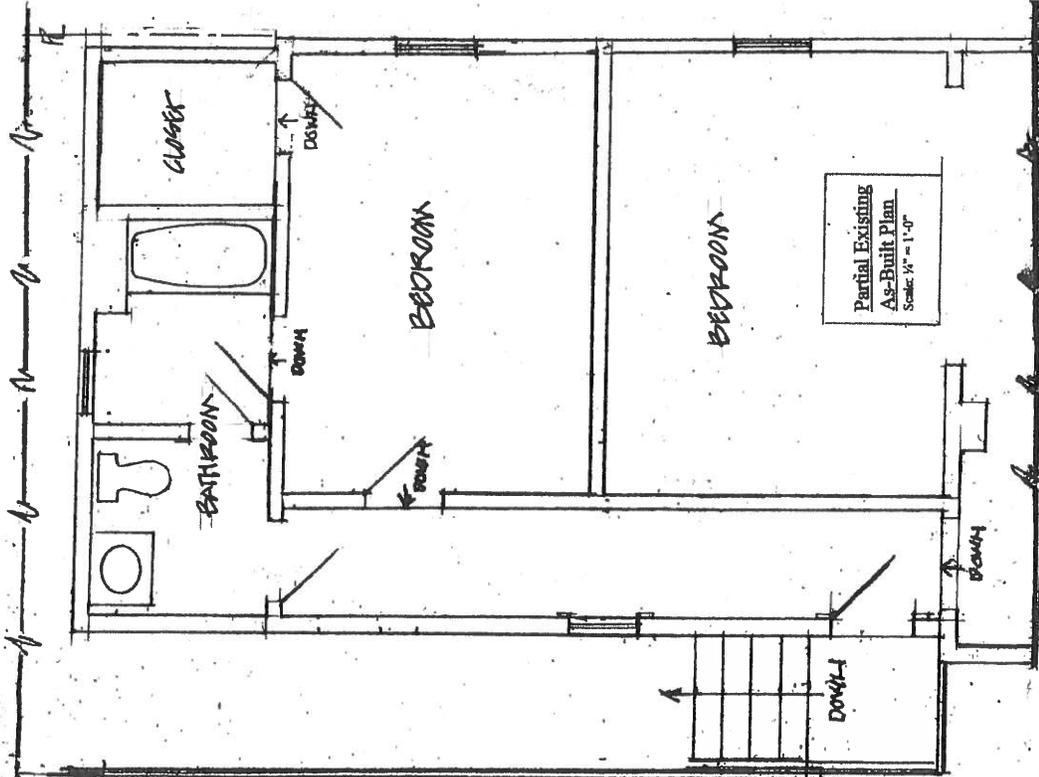


McKNIGHT
 & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

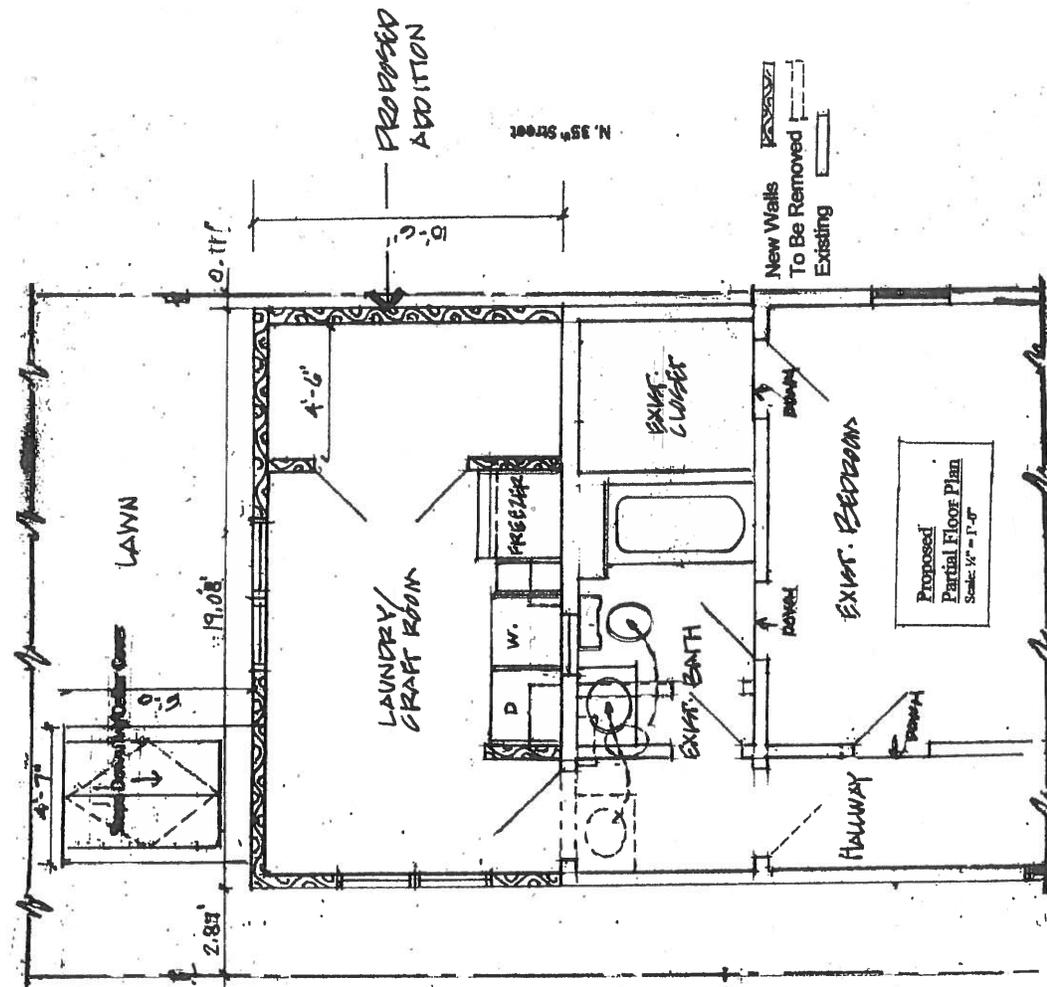
201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 93021420PLOT



Existing Conditions:

1. The existing walk-in closet and full bathroom were added onto an original back porch forming an approximately 2 1/2" x 3" lower elevation from the main original house first floor.
2. An existing hallway will provide access to a new addition at the rear with minimal revisions to the existing bathroom.
3. The existing yard is separated with privacy fencing around the perimeter.
4. The lot covers 2726.23 SF



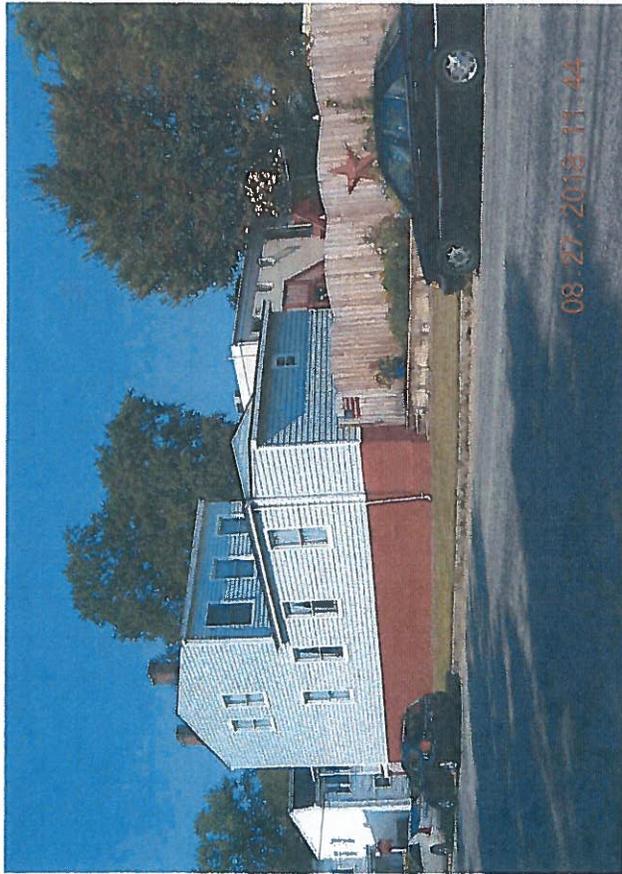
New Addition:

1. The new addition, 10'-6" x 19' will provide a laundry/craft room. The existing house only provides a small apartment size stackable washer and dryer currently located under the stair to the second floor. It does not provide adequate facilities for 4 bedrooms.
2. The exterior street side addition elevation has been designed to address N. 35th St. with its gable end reducing the image of a long "blind side" affect to the street.
3. Exterior materials will tie-in to the existing siding, roofing and paint colors to match. New windows shall be similar in design and quality of the existing windows (which replaced the originals in a subsequent renovation).
4. With the addition, the remaining green space is 45.7% of the lot coverage. The existing privacy fence will be modified to accommodate the addition.

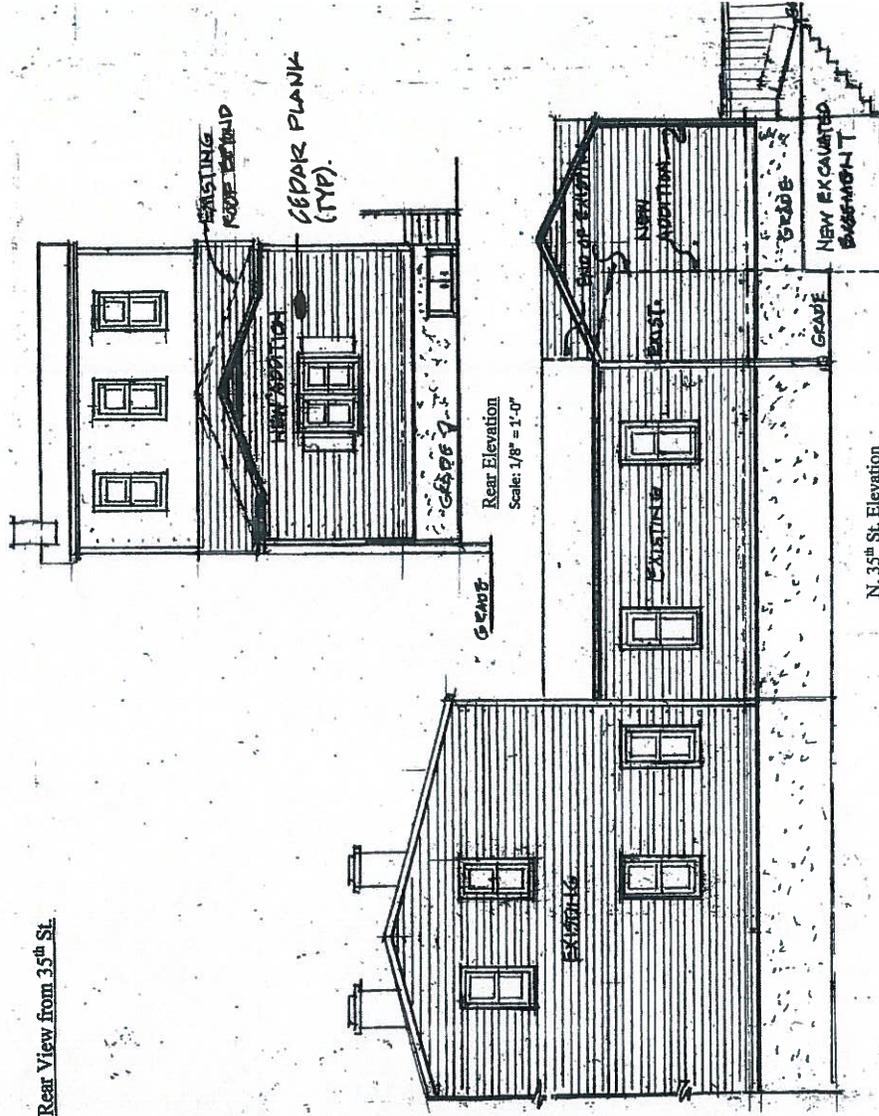
Additional for:
 Mr. & Mrs. Corwin W. Cominsky
 3420 E. Marshall St.
 Richmond, VA, 23223

William A. Voorhees Designs, Inc.
 2 South 2nd Street Richmond, VA, 23219
 804-343-1975 wvoorheesdesigns@verizon.net

Rear View from 35th St.

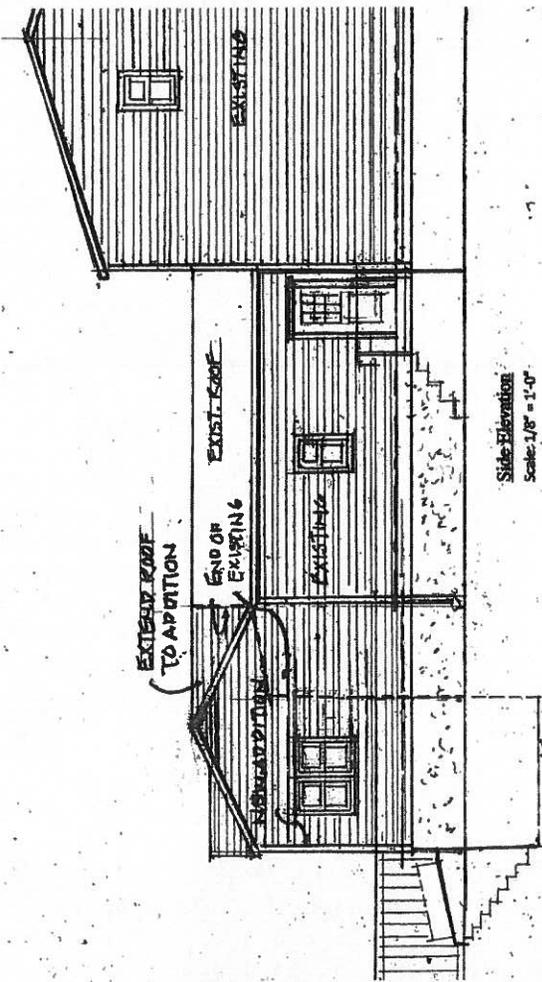


View of Existing Rear



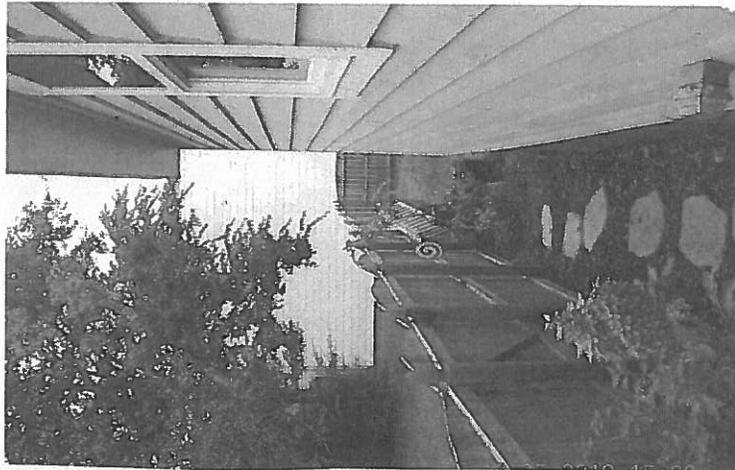
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3420 E. Marshall St.
Richmond, VA. 23223

William A. Voorhees Designs, Inc.
2 South 2nd Street Richmond, VA. 23219
804-343-1975 wavoorheesdesigns@verizon.net



Additions for:
Mr. & Mrs. Corwin W. Cominsky
 3420 E. Marshall St.
 Richmond, VA. 23223

William A. Voorhees Designs, Inc.
 2 South 2nd Street Richmond, VA. 23219
 804-343-1975 wavoorheesdesigns@verizon.net



Side View towards Yard
From Back Door Steps

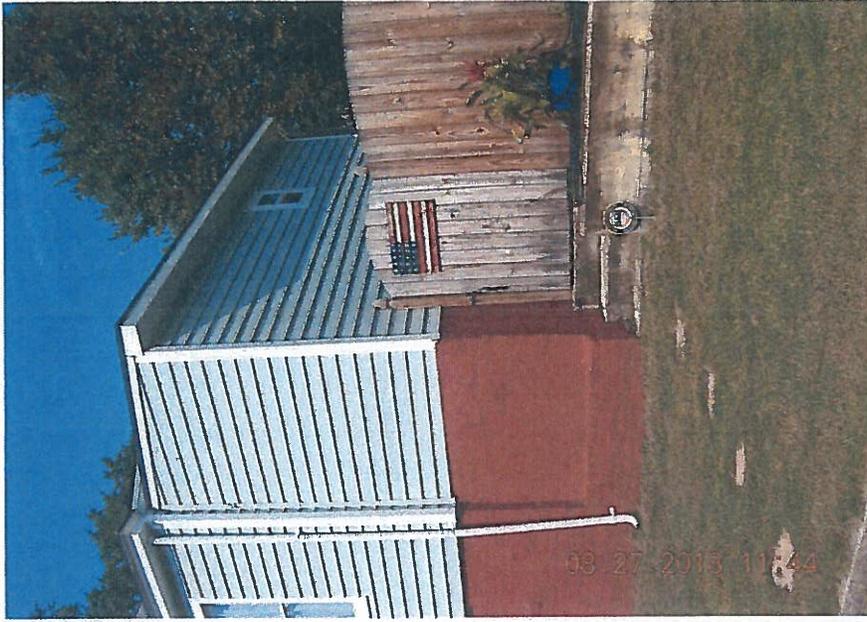


Side View of Back Door Steps
From Yard

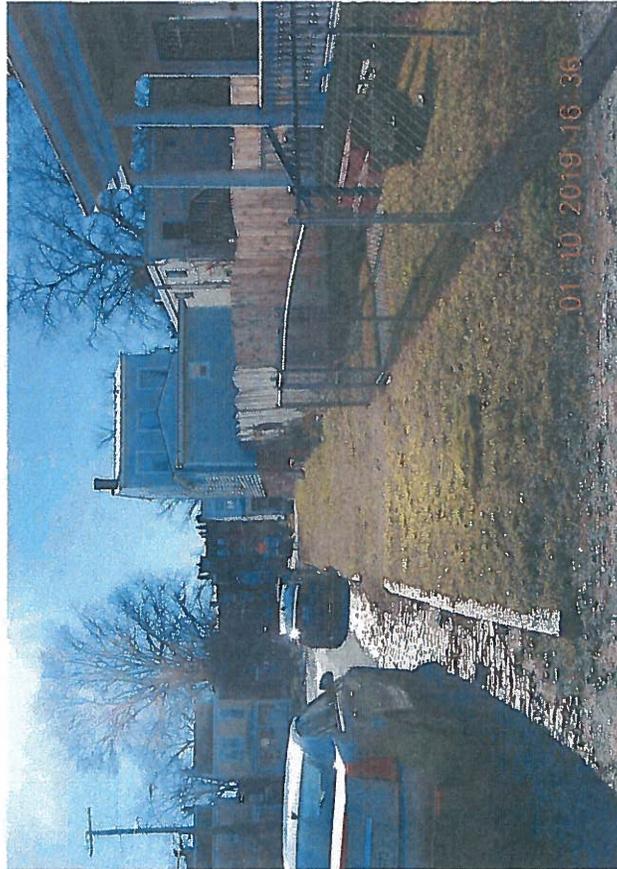
10/05/2013 15:38



Frontal View from
E. Marshall & 35th St.



Detail of Previous Addition



View of Property Rear from 35th St.

Additions for:
Mr. & Mrs. Corwin W. Cominsky
3420 E. Marshall St.
Richmond, VA 23223

William A. Voorhees Designs, Inc.
2 South 2nd Street Richmond, VA. 23219
804-343-1975 wavoorheesdesigns@verizon.net

William A. Voorhees Designs, Inc.
2 South 2nd Street
Richmond, Virginia 23219-3723

e-mail: wavoorheesdesigns@verizon.net
(804)-343-1975
FAX: (804)-343-7103

Jan .22, 2019
*Revised Jan. 31, 2019
**Revised Feb. 4, 2019

Residence Additions
Mr. & Mrs. Corwin W. Cominsky
3420 E. Marshall St.
Richmond, VA. 23223

Existing Conditions:

1. The existing walk-in closet and full bathroom were added onto an original back porch forming an approximately 2 ½"-3" lower elevation from the main original house first floor.
2. An existing hallway will provide access to a new addition at the rear with minimal revisions to the existing bathroom.
3. The existing yard is separated with privacy fencing around the perimeter.
4. The lot covers 2726.23 SF
5. ** There is no existing basement but only a crawl space accessed by foundation hatches.

New Addition:

1. The new addition, 10'-6" x 19' will provide a laundry/craft room. The existing house only provides a small apartment size stackable washer and dryer currently located under the stair to the second floor. It does not provide adequate facilities for 4 bedrooms.
2. The exterior street side addition elevation has been designed to address N. 35th St. with its gable end reducing the image of a long "blind side" affect to the street.
3. New exterior materials will tie- in to the existing siding, roofing and paint colors to match. *The new siding will be cedar plank. New windows shall be similar in design and quality of the existing windows (which replaced the originals in a subsequent renovation). *The windows are wood and the new windows will be wood.
4. With the addition, the remaining green space is 45.7% of the lot coverage. The existing privacy fence will be modified to accommodate the addition.
5. ** A new area under the new addition will be excavated to provide a small basement space for garden and lawn equipment. It will be accessed by exterior stairs covered with a prefabricated "storm cellar cover assembly".
6. ** The new storage area within the addition provides space for 18" x 48" rolling racks.
7. **Upon approval of the proposed plans, they will be submitted to the CAR for appropriateness and to the BZA for a variance to the side setback zoning requirements.



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW
 BUREAU OF PERMITS AND INSPECTION
 ROOM 110 CITY HALL
 900 E. BROAD STREET
 RICHMOND, VIRGINIA 23219
 PHONE (804) 646-4169
 FAX (804) 646-1569

BUILDING PERMIT/CERTIFICATE APPLICATION

PERMIT NO. **B**

THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK. NO WORK SHALL START UNTIL A PERMIT IS POSTED ON THE JOB SITE.

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 3420 EAST MARSHALL STREET					2 FLOOR/ROOM NO.		
	3 CONTRACTOR NAME			4 LICENSE TYPE		5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C		
	6 STATE LICENSE NO.			7 CONTRACTOR STREET ADDRESS				
	8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS				9 CITY STATE ZIP CODE			
	10 CONTRACTOR FAX NO.			11 PROPERTY OWNER NAME CORWIN & JANE COMINSKY		12 PROPERTY OWNER ADDRESS/ZIP 3420 E. MARSHALL ST. RICHMOND		
	13 OWNER DAYTIME TELEPHONE NO. 804.222.3294		14 DESCRIBE CURRENT STRUCTURE USE SINGLE FAMILY					
	15 DESCRIBE PROPOSED STRUCTURE USE SINGLE FAMILY					16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		
	17 ADDITION <input type="checkbox"/> ADD		18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1		19 RESIDENTIAL DECK <input type="checkbox"/> AD2			
	20 OPEN PORCH <input type="checkbox"/> AD3		21 ENCLOSED PORCH <input type="checkbox"/> AD4		22 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1			
	23 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2		24 DEMOLITION <input type="checkbox"/> DEM		25 TENANT FITUP <input type="checkbox"/> FUP			
26 FOUNDATION ONLY <input type="checkbox"/> FOU		27 NEW BUILDING <input type="checkbox"/> NB		28 MOVING/RELOCATION <input type="checkbox"/> REL				
29 REPAIR/REPLACEMENT <input type="checkbox"/> REP		30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		32 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1 LODGING HOUSE <input type="checkbox"/> 3 ADULT CARE RESIDENCE <input type="checkbox"/> 2 NURSING HOME		
CONSTRUCTION COST	INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.			A. TOTAL CONST. COST OF ENTIRE JOB \$		C. MECH. COST \$		
	B. ELEC. COST \$		D. PLUMB. COST \$		E. SPRINKLER COST \$		G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$	
WORK DESCRIPTION	33 DESCRIBE SCOPE OF WORK CONSTRUCT ONE STORY ADDITION.							
	34							
LIEN INFORMATION	35 LIEN AGENT NAME			36 PHONE NO.				
	37 ADDRESS			ZIP CODE				
CONTACT INFORMATION	38 CONTACT PERSON BILL VOORHEES			39 CONTACT PHONE NO. 804.347.1979		40 CONTACT FAX NO.		
	41 CONTACT ADDRESS 2 SOUTH 2ND STREET RICHMOND 23219			ZIP CODE		42 EMAIL		
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			NAME		PHONE NO.		
GENERAL BUILDING	44 ENGINEER/ARCHITECT NAME		45 ENGINEER/ARCHITECT PHONE NO.		46 ENGINEER/ARCHITECT FAX NO.		47 EMAIL	
	48 ROOF TYPE 1 (SEE BACK FOR LIST)		49 NO. OF SQUARES		50 ROOF TYPE 2 (SEE BACK FOR LIST)		51 NO. OF SQUARES	
LOT & BUILDING SIZE	NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>		52 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO			53 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO		
	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		56 GARAGE AREA (SQ. FT.)		57 OPEN PORCH AREA (SQ. FT.)	
PARKING	58 DECK AREA (SQ. FT.)		59 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		60 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		61 TOTAL BUILDING HEIGHT	
	62 NUMBER OF FLOORS		63 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		64 NO. OF SPACES AT ANOTHER LOCATION		65 LOCATION	
SITE WORK	66 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO		67 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		68 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		69 TOTAL AREA TO BE DISTURBED (SQ. FT.)	
	70 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO		I HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.					
OWNERS AFFIDAVIT	PRINTED NAME		SIGNATURE			DATE		
	A _____		B CERTIFY THAT THE BUILDING AT _____			(ADDRESSES, FLOOR OR SUITE)		
ASBESTOS CERTIFICATION	HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS".							
	C SIGNATURE _____							
OFFICE USE ONLY	ARTS DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		HISTORICAL DISTRICT <input type="checkbox"/> YES <input type="checkbox"/> NO		VIOLATION ON PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO		DELINQUENT TAXES DUE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	ICC TYPE OF CONSTRUCTION		EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC. TYPE <input type="checkbox"/> S <input type="checkbox"/> U <input type="checkbox"/> B <input type="checkbox"/> C	
	PERMIT FEE		FEE RECEIVED		RECEIPT NO.		<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD	
	IS PROPERTY IN 100 YR FLOOD PLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO		FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	CHESAPEAKE BAY MANAGEMENT AREA? <input type="checkbox"/> YES <input type="checkbox"/> NO		APPLICATION APPROVED BY		DATE		APPLICATION DISAPPROVED BY	